

05-048

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SUMMARY BIOLOGY REPORT

Biological Resources, Project Impacts, and Mitigation TM 5518, Environmental Log No. 06-14-046 Valle de Oro

Summary

The TM 5518 project consists of the subdivision of APN 517-020-90 and -91 into a total of seven legal lots, to be developed with single-family homes. Each lot will be approximately one-half acre in size, with the TM 5518 total project site equaling approximately 3.57 acres. Disturbed Habitat covers most of the site, which is surrounded by development in the form of roads and single-family homes. A single family home under construction is located on proposed lot 7.

Implementation of the TM 5518 project would result in the entire site being impacted due to grading for pad construction, fire clearing, etc. No mitigation for impacts to Disturbed Habitat will be necessary. However, an avian nesting survey and/or seasonal restrictions on site development are recommended to ensure project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The TM 5518 project proposes the subdivision of approximately 3.57 acres of mostly vacant land (APN 517-020-90 and -91) into seven new legal lots to be developed with single-family homes, one of which (proposed lot 7 on APN 517-020-91) supports a single-family home under construction.

The TM 5518 project site is located at the intersection of Hillsdale Road and Donahue Drive in the Valle de Oro Community Planning Area of unincorporated San Diego County. The project site is completely surrounded by development, in the form of single-family homes, and thus clearly qualifies as an "infill" property. The site itself supports 100% non-native vegetation and disturbed or developed habitat.

Julia Groebner, Associate Biologist, conducted a field survey of the site on February 14, 2007, from approximately 11:30 to 13:45. Weather conditions were conducive to site surveying, with clear skies, temperatures in the high 60's to low 70's, and a light westerly breeze. A preliminary biology reconnaissance of this site had been completed by the author in March of 2006. The purpose of this current (2007) survey was to identify the site's flora and fauna (Table 1), the onsite habitat-types, potential project impacts, and mitigation, if required. All project impacts, including any fuel modification, will be restricted to the TM 5518 project site.

Habitats/Vegetation Communities

The following two habitats/plant communities are found in association with the TM 5518 project site:

Disturbed Habitat (Holland Code 11300) – 3.12 acres

The APN 517-020-90 property supports Disturbed Habitat (DH) in the form of a barren field that is regularly mowed and is dissected by a series of dirt roads. This habitat-type is characterized by a sparse cover of weedy species such as Russian Thistle (*Salsola pestifer*), Perennial Mustard (*Brassica geniculata*), Foxtail Brome (*Bromus rubens*), Stork's-bill (*Erodium* spp.), and Doveweed (*Eremocarpus setigerus*). Several areas of the property support dense thickets of Russian Thistle. Native shrubs such as Broom Baccharis (*Baccharis sarothroides*) and Flat-top Buckwheat (*Eriogonum fasciculatum*) are occasional in the DH, and grasses constitute less than 10 percent of the site's cover. Disturbed Habitat is a Tier IV habitat-type in San Diego County as defined by the Biological Mitigation Ordinance (BMO). The areas mapped as DH have no biological value.

Urban/Developed (Holland Code 12000) – 0.45 acre

Development is present on the APN 517-020-91 property in the form of a single family home that is currently under construction. Development is also present on properties to the north, west, and south of the project site. These areas are mostly vegetated with landscape plantings. Hillsdale Road and Donahue Drive, which are paved public roads, form the northern and eastern edges of the property, respectively. Urban/Developed Habitat is a Tier IV habitat-type in San Diego County as defined by the BMO. The areas mapped as Urban/Developed have no biological value.

Special Status Species

Red-shouldered Hawk was the only sensitive animal species detected onsite and no sensitive plant species were found onsite.

Red-shouldered Hawk

Buteo lineatus

Listing: "Blue List" (Tate, 1986)

County status: San Diego County "Sensitive Bird" List (DPLU, 1995)

State status: California "Fully Protected" Species (CDFG Code Sections 3511, 4700, 5050 & 5515)

Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended

Distribution: Central and southern California west of the Sierras. Also Mexico, southeastern Canada, and the eastern United States.

Habitat(s): Roost and nest in a variety of woodland habitats: eucalyptus woodlands, oak groves, open riparian forests, and related broken wooded areas.

Status on Site: One specimen was seen soaring over the site and adjoining lands during the field survey.

Comments: Population numbers of this species in Southern California seem to have changed little over the last century, although other areas within the species' range have experienced significant population declines.

No other sensitive species were detected during the survey. Various wide-ranging sensitive species, such as Turkey Vulture, several species of bats, etc. might be expected onsite, given its open nature, although surrounding land-uses would preclude the occurrence of any highly sensitive species, such as Golden Eagle or Prairie Falcon. No state or federally listed Rare, Threatened or Endangered species would be anticipated onsite, and no critical or highly sensitive populations of any species would be anticipated. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 2.

Jurisdictional Wetlands and Waterways

Wetlands and jurisdictional "waters" are not present on the project site. The site does not support hydrophytes, hydric soils, or wetlands hydrology. Furthermore, we saw no drainages that support a "bed-and-bank", an ordinary high water mark (OHWM), or any other signs of jurisdictional wetlands or "waters".

Other Unique Features/Resources

Because of the TM 5518 project site's location (in the midst of development), small size, and disturbed nature it lacks unique features or resources that would enhance its biological significance. At the most, the DH onsite might be expected to provide limited open foraging habitat for local species that are tolerant of urbanization.

Significance of Project Impacts and Proposed Mitigation

The subdivision and subsequent development of the TM 5518 project site is subject to review under the California Environmental Quality Act (CEQA) and the County's Biological Mitigation Ordinance (BMO). This means that the County requires that all project-related impacts to the site's flora, fauna, and habitats be assessed, and that mitigation be provided in the instance that impacts are considered "significant" as defined by CEQA. Mitigation is designed to reduce the effects of development, keeping all impacts at a level that is "less than significant".

Direct and Indirect Impacts

Future development of the subject site could result in the following direct and indirect impacts:

- A loss of 3.12 acres of DH. Impacts to DH are considered "less than significant" and do not require mitigation.
- Potential displacement impacts to nesting raptors or migratory songbirds are considered "significant", as defined by CEQA. The federal Migratory Bird Treaty Act (MBTA) and Sections

3503, 3503.5 and 3513 of the California Fish and Game Code protect the nests of essentially all native birds. Although no active bird nests or nesting behaviors were detected during the site survey, nesting in some of the trees or larger shrubs adjacent to the site is possible. Any disturbance, either direct or indirect, that would cause abandonment of active nests containing eggs or young would be a violation of the MBTA and/or the California Fish and Game Code.

Cumulative Impacts

Due to the "infill" nature of the project site, its small size, and its history of disturbance, the TM 5518 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Proposed Mitigation

As discussed above, no specific mitigation for impacts to DH is required. However, in order to ensure that the project is consistent with the requirements of the MBTA and the California Fish and Game Code, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location will not be permitted during the spring/summer songbird breeding season, defined as from 15 February to 31 August of each year. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other habitat-removal activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations.

Bibliography/References

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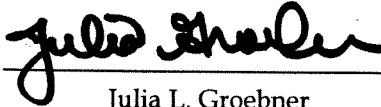
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Preparer and Persons/Organizations Contacted



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Attachments

- Table 1: Flora and Fauna Detected
- Table 2: Sensitive Species Known from the Vicinity
- Figure 1: Regional Location
- Figure 2: Biological Resources Map
- Figure 3: Aerial Photo
- Figure 4: Site Photos

Table 1. Flora and Fauna Detected – TM 5518

Scientific Name

Common Name

Plants

<i>Artemisia californica</i>	California Sagebrush
<i>Avena</i> sp. *	Wild Oat
<i>Baccharis sarothroides</i>	Broom Baccharis
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Brassica</i> sp. *	Mustard
<i>Bromus mollis</i> *	Soft Brome
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Carpobrotus edule</i> *	Hottentot Fig
<i>Chamaesyce polycarpa</i>	Small-seed Sand Mat
<i>Chenopodium murale</i> *	Goosefoot
<i>Chrysanthemum</i> sp. *	Chrysanthemum
<i>Conyza canadensis</i> *	Common Horseweed
<i>Cortaderia</i> sp. *	Pampas Grass
<i>Cynodon dactylon</i> *	Bermuda Grass
<i>Eremocarpus setigerus</i>	Dove Weed
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Erodium botrys</i> *	Long-beaked Stork's-bill
<i>Erodium cicutarium</i> *	Red-stem Stork's-bill
<i>Eucalyptus</i> sp. *	Eucalyptus
<i>Gazania</i> sp. *	Gazania
<i>Haplopappus squarrosus</i>	Hazardia
<i>Hedypnois cretica</i> *	Hedypnois
<i>Heterotheca grandiflora</i> *	Telegraph Weed
<i>Isocoma menziesii</i>	Goldenbush
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lotus scoparius</i>	Deerweed
<i>Marrubium vulgare</i> *	Horehound
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Pennisetum setaceum</i> *	African Fountain Grass
<i>Poa annua</i> *	Annual Bluegrass
<i>Raphanus sativus</i> *	Wild Radish
<i>Salsola pestifer</i> *	Russian Thistle
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Schismus barbatus</i> *	Schismus
<i>Stephanomeria virgata</i>	Stephanomeria

Birds

<i>Archilochus anna</i>	Anna's Hummingbird
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Pipilo crissalis</i>	California Towhee
<i>Psaltiriparus minimus</i>	Bushtit
<i>Sayornis saya</i>	Say's Phoebe
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow

Mammals

<i>Canis latrans</i>	Coyote
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher

Reptiles

<i>Uta stansburiana</i>	Side-blotched Lizard
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Table 2. Sensitive Species Known from the Vicinity - TM 5518

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence	Factual Basis for Determination
<i>Acanthomintha ilicifolia</i>	San Diego Thornmint		✓	✓	✓		✓			✓								✓				L	1a
<i>Accipiter cooperii</i>	Cooper's hawk						✓	✓	✓													M	2a
<i>Achnantherum diegoense</i>	San Diego needlegrass				✓	✓											✓					L	1b
<i>Ambrosia pumila</i>	San Diego Ambrosia	✓			✓	✓	✓											✓				L	1a
<i>Ammodramus savannarum</i>	Grasshopper sparrow					✓																L	1a
<i>Anniella pulchra pulchra</i>	Silvery legless lizard				✓	✓	✓													✓		L	1a
<i>Antrozous pallidus</i>	Pallid bat				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓				✓		M	2a
<i>Aquila chrysaetos</i>	Golden eagle				✓	✓	✓		✓	✓	✓	✓	✓									L	1a
<i>Ardea herodias</i>	Great blue heron						✓							✓							✓	L	1a
<i>Athene cunicularia hypugea</i>	Burrowing owl				✓	✓										✓				✓		L	1a
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea					✓	✓	✓	✓									✓				L	1a
<i>Buteo lineatus</i>	Red-shouldered hawk						✓								✓							O	—
<i>Cathartes aura</i>	Turkey vulture				✓	✓	✓	✓	✓	✓	✓	✓										M	2a
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse				✓	✓	✓		✓	✓	✓											L	1a
<i>Circus cyaneus hudsonius</i>	Northern harrier						✓							✓			✓					L	1a
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail				✓	✓	✓	✓		✓												M	2a
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat					✓	✓	✓	✓	✓	✓	✓	✓		✓	✓				✓		M	2a
<i>Danaus plexippus</i>	Monarch butterfly						✓		✓											✓		M	2a
<i>Elanus caeruleus</i>	Black-shouldered kite						✓	✓														M	1a
<i>Eremophila alpestris actis</i>	Horned lark						✓													✓		M	2a
<i>Eumops perotis californicus</i>	Greater western mastiff bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M	2a
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	✓			✓	✓			✓						✓			✓				L	1a
<i>Holocarpha virgata elongata</i>	Graceful tarplant						✓															L	1a
<i>Lanius ludovicianus</i>	Loggerhead shrike				✓	✓	✓	✓							✓	✓						M	2a
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit				✓	✓	✓		✓	✓	✓	✓										L	1a
<i>Muilla clevelandii</i>	San Diego goldenstar				✓	✓			✓										✓			L	1a
<i>Myotis yumanensis</i>	Yuma myotis				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	M	2a
<i>Nyctinomops macrotis</i>	Big free-tailed bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M	2a
<i>Odocoileus hemionus</i>	Southern mule deer				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓				✓		L	1a
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse				✓	✓	✓		✓													L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard				✓	✓	✓	✓		✓	✓											L	1a
<i>Scaphiopus hammondi</i>	Western spadefoot toad				✓	✓	✓	✓	✓	✓				✓					✓			L	1a
<i>Taxidea taxus</i>	American badger				✓	✓	✓		✓	✓	✓		✓		✓	✓				✓		L	1a

Probability of Occurrence Codes:

L - Low Probability; rare species in area; M - Moderate Probability; H - High Probability; O - Observed; see text for detailed discussion.

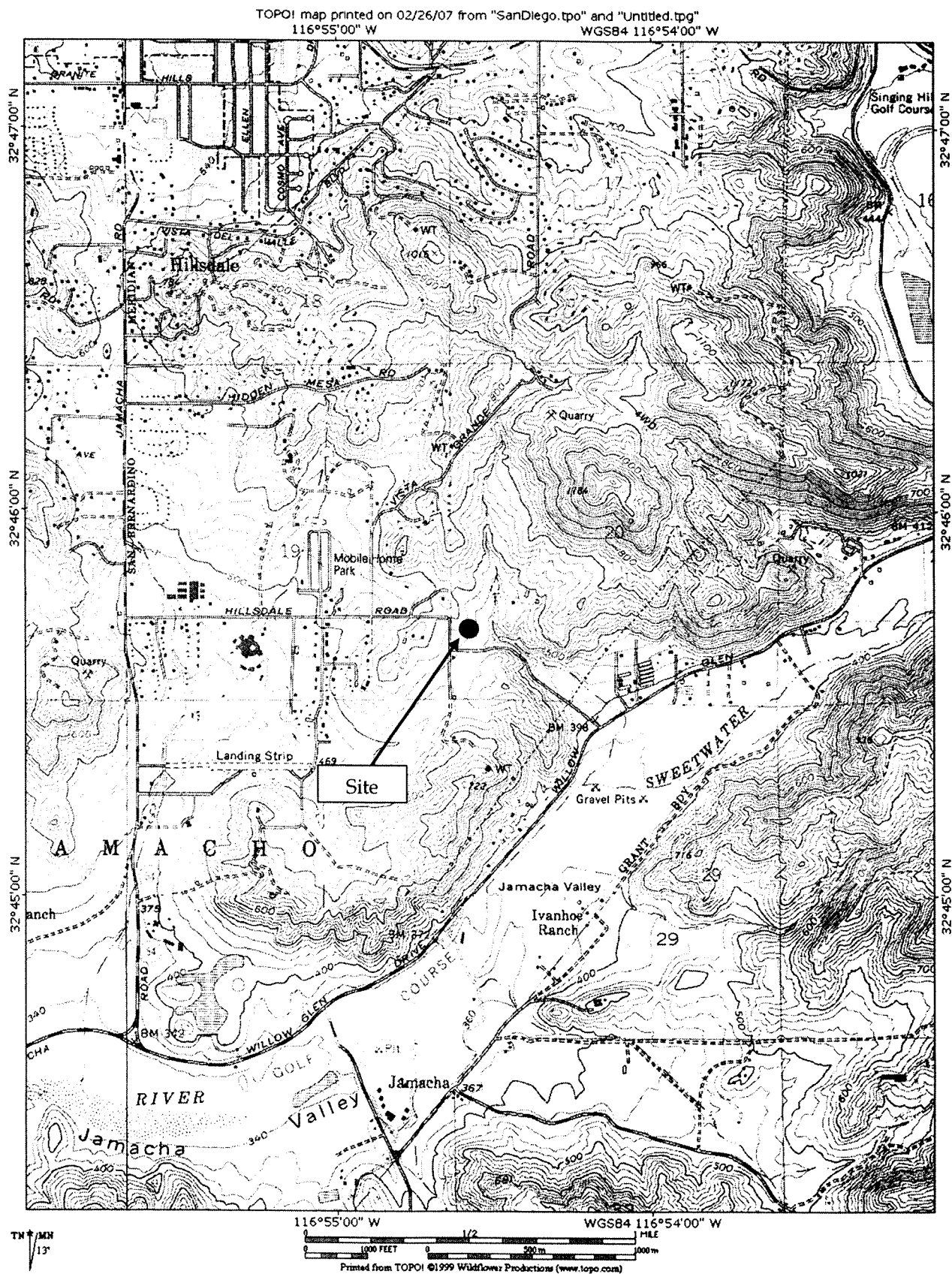
Factual Basis for Determination:

1a - no significant habitat (animal or plant); 1b - distinctive perennial that would not have been missed if present onsite (plant)

2a - could be expected to occur onsite on at least an occasional basis, based on habitat quality (animal); 2b - could occur onsite, but very rare, and/or poorly known (plant)

3a - nearly certain to occur onsite on a regular basis (animals), but cryptic; 3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Figure 1. Regional Location - TM 5518
 Portion of U.S.G.S. "El Cajon, California" 7.5' Quadrangle



DEH NO.

BIOLOGICAL RESOURCES

TM 5518, Log No. 06-14-046
APN 517-020-90 & -91

LEGEND

= Disturbed Habitat (Holland Code #11300)

= Urban/Developed Habitat (Holland Code #12000)

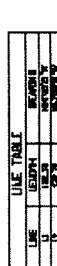
Not shown: Red-shouldered Hawk (*Buteo lineatus*) - soaring over site

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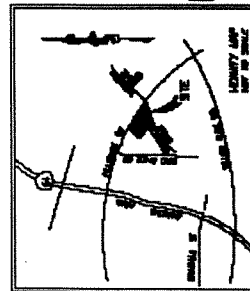
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CURVE TABLE			
CURVE	LENGTH	RAIUS	DEGREE
61	41.12	2500	20.00
62	41.12	2500	20.00
63	37.44	2100	22.91
64	37.44	2100	22.91
65	34.00	1800	25.72
66	34.00	1800	25.72
67	30.56	1500	28.53
68	30.56	1500	28.53
69	27.12	1200	31.34
70	27.12	1200	31.34
71	23.68	900	34.15
72	23.68	900	34.15
73	20.24	600	36.96
74	20.24	600	36.96
75	16.80	300	39.77
76	16.80	300	39.77

LOT	LOT AREA	PERMITS	REMARKS
1	0.2500	0.2500	0.2500
2	0.2500	0.2500	0.2500
3	0.2500	0.2500	0.2500
4	0.2500	0.2500	0.2500
5	0.2500	0.2500	0.2500
6	0.2500	0.2500	0.2500
7	0.2500	0.2500	0.2500

SCALE: 1"=40'



SECRET INFORMATION T.M. 3004-E
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Figure 3. Aerial Photo - TM 5518

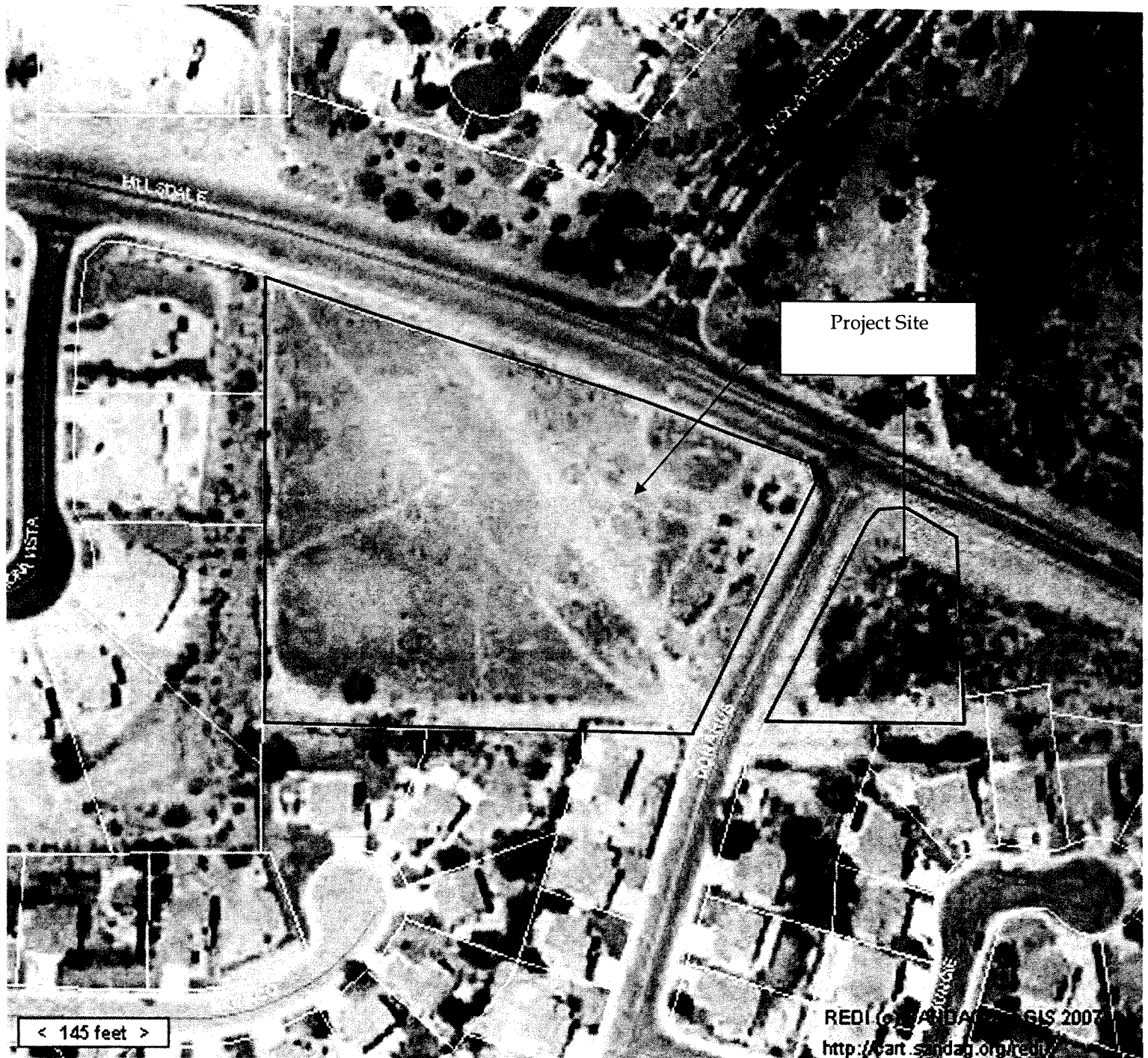


Figure 4a. Site Photo – TM 5518

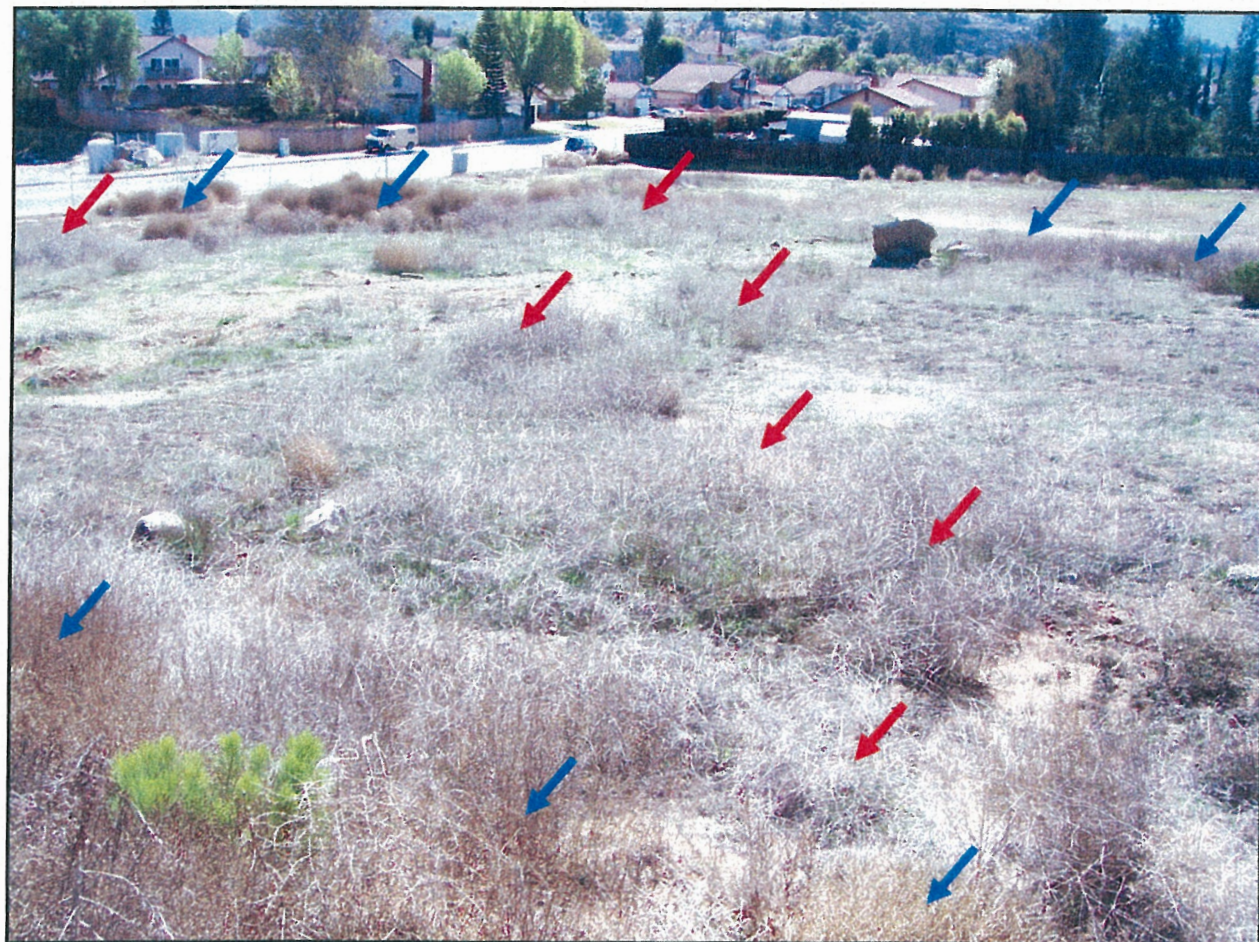


Photo 1. View across the site from the western portion looking east. Note predominance of weedy species and lack of annual/perennial grasses. Species most evident in this image include Russian Thistle (blue arrows) and Perennial Mustard (red arrows)

Figure 4b. Site Photo – TM 5518



Photo 2. View across the site from the northeast portion looking west. Note predominance of weedy species and lack of annual/perennial grasses. Species most evident in this image include Russian Thistle (blue arrows) and Perennial Mustard (red arrows). Single small Broom Baccharis in foreground (green arrow).

COUNTY OF SAN DIEGO TRACT MAP No.5518

PRELIMINARY GRADING PLAN

BIOLOGICAL RESOURCES
TM 5518, Log No. 06-14-046
APN 517-020-90 & -91

LINE TABLE		
LINE	LENGTH	BEARING
L1	132.75	N63°08'21"W
L2	132.79	N63°08'21"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.42	20.00
C2	83.65	476.00
C3	21.44	30.00
C4	36.36	48.00
C5	42.89	48.00
C6	57.55	48.00
C7	60.99	48.00
C8	26.74	48.00
C9	25.10	30.00
C10	68.07	424.00
C11	31.12	20.00

LEGEND

= Disturbed Habitat (Holland Code #11300)

= Urban/Developed Habitat (Holland Code #12000)

Not shown: Red-shouldered Hawk (Buteo lineatus) – soaring over site

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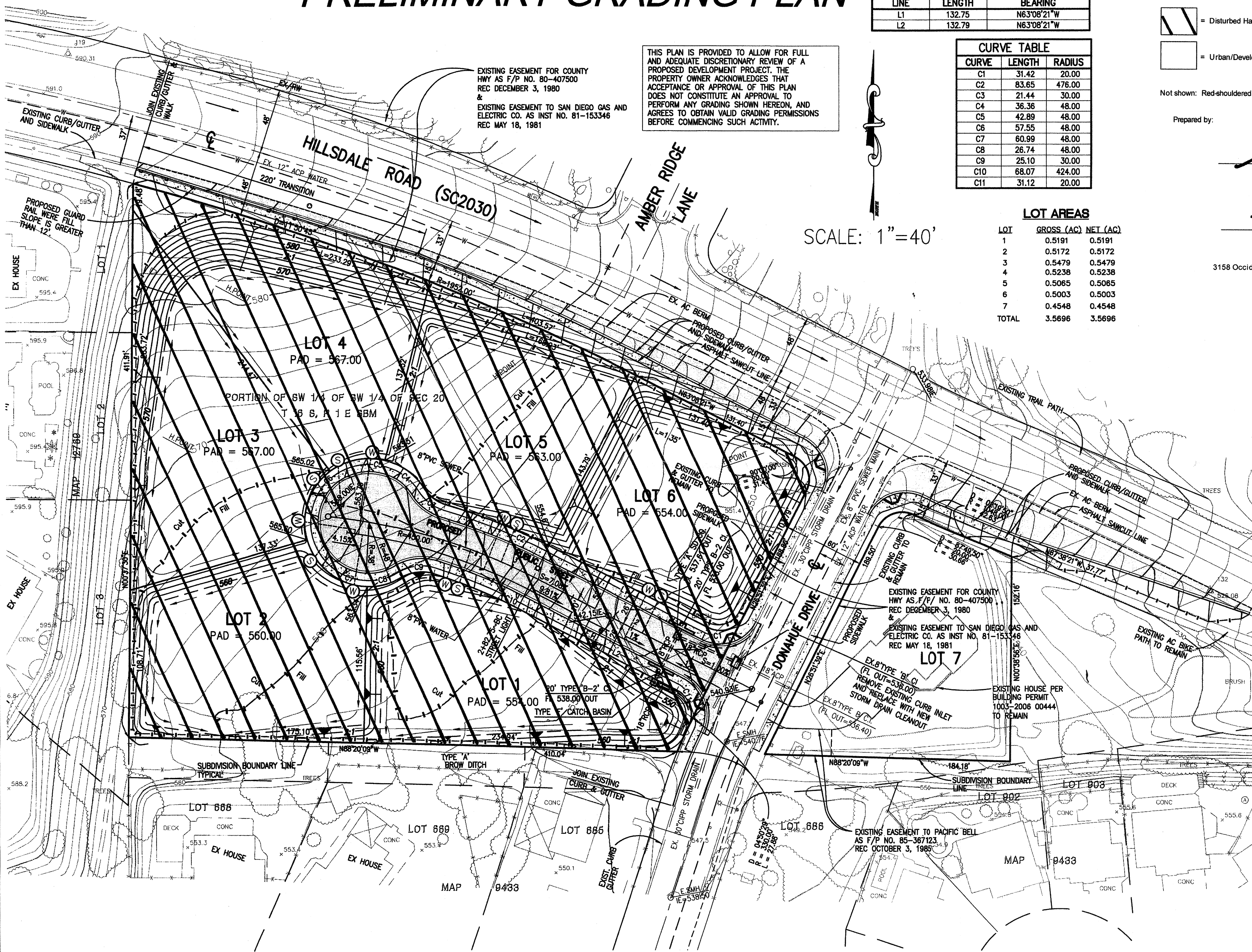
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LOT AREAS

LOT	GROSS (AC)	NET (AC)
1	0.5191	0.5191
2	0.5172	0.5172
3	0.5479	0.5479
4	0.5238	0.5238
5	0.5065	0.5065
6	0.5003	0.5003
7	0.4548	0.4548
TOTAL	3.5696	3.5696

SCALE: 1"=40'

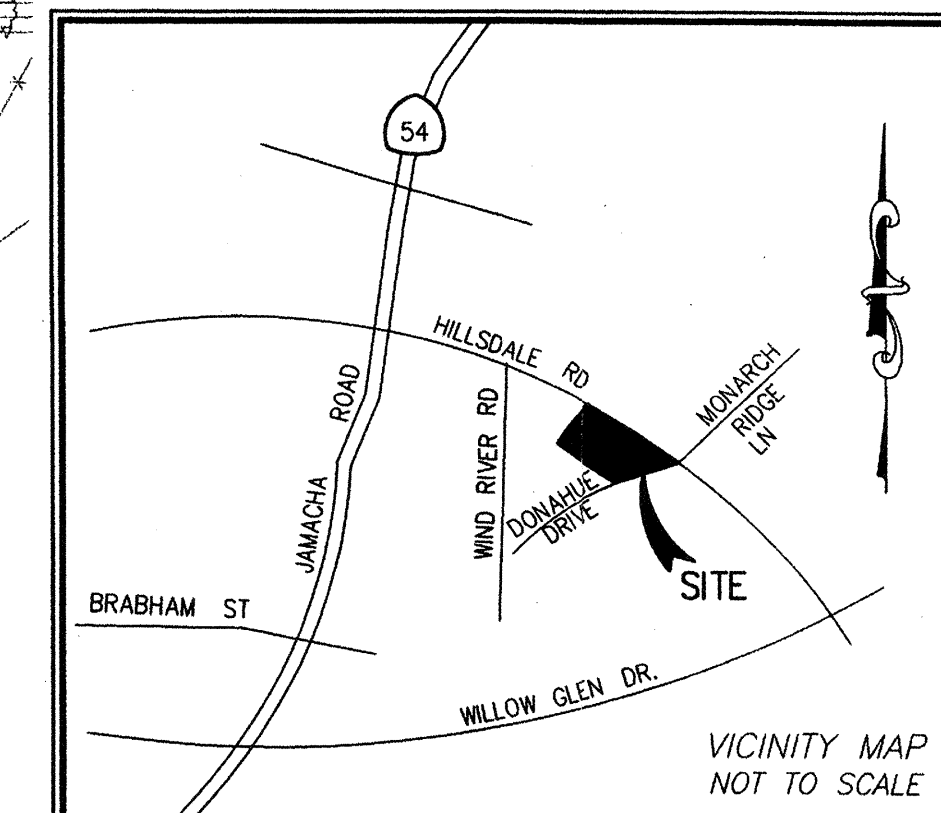


LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY LINE	
CUT SLOPE (2:1 MAX.)	
FILL SLOPE (2:1 MAX.)	
PROPOSED 8" PVC WATERMAIN	
PROPOSED FIRE HYDRANT	
PROPOSED 8" PVC SEWERMAIN	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER SERVICE	
PROPOSED WATER SERVICE	
PROPOSED STREET LIGHT	
PROPOSED STORM DRAIN CLEANOUT	
PROPOSED TYPE 'B' CURB INLET	
PROPOSED STORM DRAIN PIPE	
PROPOSED CURB & GUTTER	
PROPOSED SIDEWALK	

NOTES:

- NUMBER OF PROPOSED LOTS: BUILDABLE-7; OPEN SPACE-0
- INITIATION OF SPECIAL ASSESMENT ACT PROCEEDING IS NOT PROPOSED
- PARK FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION.
- STREET LIGHTING TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.



REFERENCED DRAWINGS
STREET IMPROVEMENTS T.M. 3584-2
STREET IMPROVEMENTS T.M. 4685-1

LAND DIVISION STATEMENT OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE MAP 2/1/72) IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS _____ DAY OF OCTOBER, 2006,
AT SAN DIEGO, CALIFORNIA.

HANNA MARIA L.L.C.

1530 JAMACHA RD. SUITE Z
EL CAJON CA. 92019
(619) 588-8866

ASSESSOR'S PARCEL NUMBER: 517-020-90
517-020-91
(517-020-74) OLD

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 10, 1886, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 528.00 FEET; THENCE AT RIGHT ANGLES EASTERLY 660.00 FEET; THENCE AT THE RIGHT ANGLES NORTHERLY 528.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 660.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHEASTERLY OF THE NORTHEASTERLY LINES OF PARCELS 1 AND 4 DESCRIBING IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED DECEMBER 30, 1980 AS FILE NO. 80-407500 OF O.R.

GENERAL PLAN DESIGNATION:

3
COMMUNITY/SUBREGIONAL
PLAN: VALLE DE ORO
REGIONAL CATEGORY:
CUBA

PROPOSED USE: RESIDENTIAL
ASSOCIATED PERMITS: NONE

USE REGULATIONS	RR2
ANIMAL REGS	J
DENSITY	2
LOT SIZE	0.5
BUILDING TYPE	C
MAX FLR AREA	-
FLR AREA RATIO	-
HEIGHT	G
COVERAGE	G
SETBACK	G
OPEN SPACE	-
SPECIAL AREA REGS	-

SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEYS
(PROJECT 04-1195 DATED 04-28-04)

BENCHMARK
DESCRIPTION: EC 0085
ELEVATION= 339.579 M.S.L.

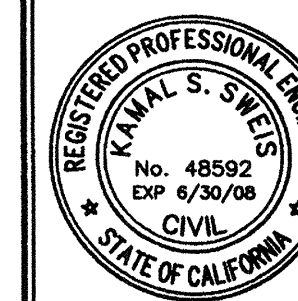
INTERSECTION WILLOW GLEN DR. 4' FROM P.P. NO 378312 STD. DISC IN CONCRETE MONUMENT WITH 5' ST FENCE POST RECORDED FROM COUNTY OF SAN DIEGO.

PRELIMINARY QUANTITIES:
TOTAL CUT = 12,700± C.Y. MAX CUT SLOPE RATIO= 2:1
TOTAL FILL = 6,300± C.Y. MAX FILL SLOPE RATIO= 2:1

WATER: OTAY MUNICIPAL WATER DISTRICT
SEWER: OTAY MUNICIPAL WATER DISTRICT
FIRE: SAN MIGUEL FPD
POWER: SAN DIEGO GAS & ELECTRIC
SCHOOL: CAJON VALLEY UNION - JUNIOR HIGH
GROSSMONT UNION - HIGH SCHOOL

SOLAR ACCESS:
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PREPARED BY:



KAMAL S. SWEIS, RCE 48592

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Planning Engineering Surveying
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